

MINUTES

Name of the Meeting	10 th Core Committee Meeting								
Meeting Chaired by	Shri Vimal Shah, President								
Meeting Conducted by	Shri Nainesh Shah, Hon. Secretary								
Date of the Meeting	Tuesday, December 30, 2014				Time of the Meeting		6:00 pm		
Venue of the Meeting	MCHI-CREDAI Meeting Room No. 1								
Total Committee Members (18)	No. of Member Present	8	Leave Granted to	9	No. of Members Absent	1	Guest Attended	--	
Member Present	<div>1. Shri Vimal Shah, President</div> <div>2. Shri Dharmesh Jain, President – elect</div> <div>3. Shri Mayur Shah, Vice President</div> <div>4. Shri Nayan Shah, Vice President</div> <div>5. Shri Deepak Goradia, Vice President</div> <div>6. Shri Nainesh Shah, Hon. Secretary</div> <div>7. Shri Harish Patel, Hon. Jt. Secretary</div> <div>8. Shri Jagdish Ahuja, Co-ordinator</div>								
Leave of Absence Granted to	<div>1. Shri Sukhraj Nahar, Hon. Treasurer</div> <div>2. Shri Ashok Mohanani, Hon. Jt. Secretary</div> <div>3. Shri Sandeep Runwal, Hon. Jt. Secretary</div> <div>4. Shri Bandish Ajmera, Hon. Jt. Secretary</div> <div>5. Shri Lakshman Bhagtani, Jt. Treasurer</div> <div>6. Shri Mukesh Patel, Jt. Treasurer</div> <div>7. Shri Rasesh Kanakia, Co-ordinator</div> <div>8. Shri Pujit Aggarwal, Co-ordinator</div> <div>9. Shri Parag Munot, Co-ordinator</div>								
Name of Members Absent	<div>1. Shri Boman Irani, Vice President</div>								
Guest Attended	-----								
Name of the officials from MCHI-CREDAI	<div>1. Shri. S. S. Hussain, CEO</div> <div>2. Shri Avadhoot Rane, General Manager (Liaison)</div> <div>3. Shri Lalit Tejawani, General Manager (Accounts & Finance)</div>								

Sr. No. Agenda	DISCUSSION & DECISION
1.	<p>To read and confirm the minutes of core committee meeting held on December 2, 2014</p> <p>Minutes of the Core Committee Meeting held on December 2, 2014 was taken as read and confirmed.</p>
2.	<p>Liaison</p> <p>a. Discussion on Ready Reckoner issue MCHI-CREDAI submitted a representation to Hon'ble Revenue Minister to stabilize the Ready Reckoner Rates of 2014. Also as per discussion in Managing Committee meeting members approached the respective MLAs of their respective area to take up this issue with Hon'ble Chief Minister.</p> <p>Hon. Secretary, Shri Nainesh Shah, said that The matter of increase in the Ready Reckoner Rate, was taken up and it was pointed out that it is expected that average 10% to 30% increase slabs are under consideration for different places. It appears increase is eminent (10% minimum).</p> <p>Shri Mayur Shah, Vice President suggested that RR data for increasing rates should be carried out and chamber should strongly oppose at Government level.</p> <p>b. Discussion on construction near Sanjay Gandhi National Park State forest department suggested eco-sensitive area around SGNP but it is yet to be approved by the centre. As per an MoEF notification, non-forest activity in the 10 KM zone will require approval from the National Board of Wildlife. MCHI-CREDAI is going to take up this matter in the meeting with Hon'ble Chief Minister.</p> <p>Shri Vimal Shah informed that Area about 2 kms., should be taken as buffer zone beyond the boundary, which is very well defined and not 10 kms. Forest boundaries to be considered as the boundary limit which is to be noted. Any approval as per DP Plan should not be again sent for NOC of Forest authorities or Green Tribunal. It will only delay the approval process, because taking or getting NOCs itself takes too much of time and it results in long delays. Even if the environmental clearance is there, it will be subject to Wildlife clearances thereafter.</p> <p>Letter to MoEF Ministry, where we take up the issue of Sanjay Gandhi National Park, which is not notified as Ecologically Sensitive Zone so far.</p> <p>Wherever, DP Plan Forest boundary should be taken up. Other areas as determined by Forest Department. Where there are no DP boundary, even areas which is abetting DP plan area, such NOC should not apply.</p> <p>Ecologically Sensitive Zone should be taken as boundary of Sanjay Gandhi National Park.</p> <p>The guidelines issued by Ministry of Environment and Forest, apply only to any building and other construction projects having built-up area more than 20000 sq.mts. which will then need the clearance of NBWL.</p> <p>Chief Conservator of Forests & Director, Sanjay Gandhi National Park, requested to The Executive Engineer, Building Proposal Department to insist upon the upcoming projects, falling into the category of exceeding 20000 Sq. Mtr. built-up area, to submit their relevant documents to his office for getting NBWL permission. The Circular with Shri Raheja regarding Eco-Sensitive Zone around National Parks and Wildlife Sanctuaries, should be got hold of.</p>

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	c.	Discussion on circular of Raigad Collector about NA permission. <i>With reference to the MLRC (Amendment) Ordinance, 2014 and the GR issued by Revenue department about allotment of the subject to the Collectors and add. Collectors in MMR region, Raigad Collector issued a circular with brief about the portfolios of every officer with respect to the class 1 and class 2 lands for the simplification of NA process. MCHI-CREDAI Secretariat will pursue this matter with other Collectors of Thane and Palghar district to issue the similar circular like Raigad district for appropriate implementation of the field level.</i>															
		Shri Nainesh Shah informed the secretariat to follow up the correspondences at Revenue Secretary level by which all collectors can issue similar order like Raigad Collector.															
	d.	Discussion on Royalty issue <i>MCHI-CREDAI sent a representation to Shri S. S. Sandu about Royalty issue on 15th December 2014. We requested the Government about not to demand on Royalty/ penalty on excavation of extracted earth.</i>															
		Shri Vimal Shah informed the committee that Government insists only for the refund of Royalty already paid by Developers. Our Chamber’s letter to Shri Prakash Mehta, Hon’ble Minister for Housing Department, for meeting to be sent in which we will discuss this issue. Our stand should be that housing should be exempted from the application of Royalty Law, mineral etc. because we use the excavated material in the construction at the same area/location and insist on refund of the amount already paid by various developers.															
	e.	Discussion on MMR issues															
		The above point was not discussed in the meeting.															
3.	Secretariat																
	a.	Discussion on New Recruitment <i>MCHI-CREDAI has already given an advertisement to fill the positions of Head-Legal and Head-Technical Liaison. Also circulated the brief information about new joinees since last month.</i>															
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	b.	Head Research <i>Objective and resources are proposed by Shri Sanjiv Chaudhary who is shortlisted for the head research position.</i>															
		Work out sponsors as the industry as a whole. Once Shri Chaudhary joined a study could be taken up on the impact on the Housing.															
		Other view of the Job to be done by him like rates, gathering information/ data/ statistics and how to make the research unit revenue neutral should be thought out.															
	a.	Updates on outstanding balance															
	As asked by Shri Nainesh Shah, Hon. Secretary the updates on the outstanding, Shri Lalit Tejwani, General Manager-Accounts & Finance briefed him the outstanding updates which was as under																
	<table><tr><td>Outstanding Summary at a Glance :</td><td colspan="2">(Amount Rs. in Lacs)</td></tr><tr><td></td><td>As on 30/12/2014</td><td>As on 9/12/2014</td></tr><tr><td>Exhibition /Mega Shows :</td><td></td><td></td></tr><tr><td>Exhibition Shows</td><td>136.05</td><td>189.50</td></tr><tr><td>Mega Shows</td><td>49.52</td><td>55.42</td></tr></table>		Outstanding Summary at a Glance :	(Amount Rs. in Lacs)			As on 30/12/2014	As on 9/12/2014	Exhibition /Mega Shows :			Exhibition Shows	136.05	189.50	Mega Shows	49.52	55.42
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4	Legal:																													
a.	ULC To finalize the counsel as the matter will be coming up on 6th January 2014.																													
	It was discussed that Sr. Government Counsel was asking for adjournment, it would be proper not to appoint any Sr. Advocate from our side and only appearance can be made by some junior Advocate in the matter.																													
5	Any other matter with permission of Chair																													
a.	PR Issue																													
	The Hon. Secretary, Shri Nainesh Shah informed the CEO to asked Ms. Bienu Vaghela, to take up the stories after Ready Reckoner issue in press and media. Later she could take up the stories of Timely Approvals of proposals, DCR changes etc. also it should reflect that How to bring in transparency, reduction in corruption?																													
b.	Homes for All																													
	Shri Vimal Shah suggested to the committee that the chamber should take up this issue in the meeting with Hon'ble Housing Minister to discuss the Simplification of procedures and removal of bottlenecks. He also added that with reference to the technical issues related to the MCGM chamber needs some person from our side, who can sit for few hours with them; the consultants employed by us to take our instructions and be with Chief Engineer, MCGM for process to be completed for fast track clearance.																													
	Three names were suggested, Shri S. G. Joshi, Shri Sandeep Isore, Shri Raghvan. They can be requested to contact the President.																													
	Our Vice Presidents were required to prepare guidelines for standardize concessions to be requested for. Pre-concession, the developer should be allowed to start the work up to plinth level and MCGM can consider the approval process after six months.																													
	Standard format for approvals filled by consultants on various works of development, like fire, severage, storm water drain etc.																													
	CFO, Traffic, Drainage, Environment related issues. High Rise Committee to be replaced with Peer Review.																													
	UD Secretary may be requested to make a task force to take up MCHI as one of the Members																													

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		on Development Plan Committee as stakeholder as being done in IT Policy.
	c.	I. T. Policy
		<p>Shri Mayur Shah, Vice President informed the committee that chamber should initiate this matter with IT Secretary and Development Commissioner Industries with following revised points.</p> <ol style="list-style-type: none"> 1. IT Policy 60-40 Ratio of IT and another works instead of 80-20. 2. In the definition and works to be taken up by the offices like MNCs & PSUs should be allowed. Hence the definition/scope could be widened. <p>Since, we have to compete with SEZ, unless attractive facilities, incentives and taxing relaxation are given, there will be no Taker. We have examples of many IT Parks and Townships, Buildings constructed luxuriously, but no offices have started there.</p>

Meeting ended with vote of thanks to the Chair.

For **MCHI-CREDAI**

Sd/-

Nainesh Shah

Hon. Secretary